178.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,100 / 706,100
					USE VALUE:	706,100 / 706,100
					ASSESSED:	706,100 / 706,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MISHINA YUJI & AYA/ TRUSTEES
Owner 2:	MISHINA FAMILY TRUST
Owner 3:	
Street 1:	316 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MISHINA YUJI -
Owner 2:	-
Street 1:	316 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	289,800	500	415,800	706,100
Total Card	0.133	289,800	500	415,800	706,100
Total Parcel	0.133	289,800	500	415,800	706,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.06 | /Parcel: 412.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120559

GIS Ref

GIS Ref

Insp Date 07/09/18

!13983!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,900	500	5,800.	415,800	706,200	706,200	Year End Roll	12/18/2019
2019	101	FV	231,500	500	5,800.	415,800	647,800	647,800	Year End Roll	1/3/2019
2018	101	FV	231,500	500	5,800.	350,500	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	231,500	500	5,800.	320,800	552,800	552,800	Year End Roll	1/3/2017
2016	101	FV	231,500	500	5,800.	273,200	505,200	505,200	Year End	1/4/2016
2015	101	FV	217,400	500	5,800.	237,600	455,500	455,500	Year End Roll	12/11/2014
2014	101	FV	200,100	500	5,800.	219,800	420,400	420,400	Year End Roll	12/16/2013
2013	101	FV	200,100	500	5,800.	209,100	409,700	409,700		12/13/2012

PRINT

Date	Time
12/11/20	03:52:12

LAST REV

Date	Time
05/28/19	11:39:39

danam

13983

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MISHINA YUJI,	66797-223		2/12/2016	Convenience	99	No	No		
MAXWELL KENNETH	61918-309		5/31/2013	Estate/Div	545,000	No	No		
	10958-3		10/15/1965			No	No		N

USER DEFINED

Prior Id # 1:	120559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2019	120	Redo Bas	28,400	C				
10/27/2015	1647	Manual	2,204					
10/11/2013	1524	Manual	9,760	C				
8/27/2013	1298	Redo Bat	15,800	C				
6/1/2000	482	Wood Dec	3,600	C				12X15 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	163	PATRIOT
4/10/2001	Inspected	PM	Peter M
12/22/1999	Measured	163	PATRIOT
11/23/1999	Mailer Sent		
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	7									415,801						415,800	

Total AC/HA: 0.13315 | Total SF/SM: 5800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,801 | Spl Credit | Total: 415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.98000199
Adj $ / SQ:	138.344
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355996
Depreciation:	66215
Depreciated Total:	289781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

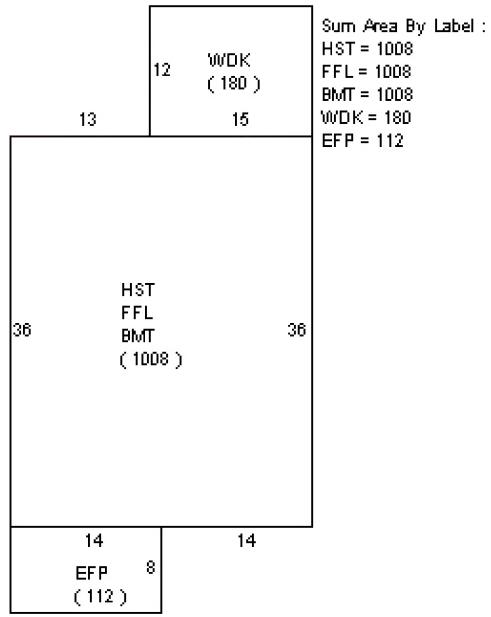
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.34
Special Features:	0	Val/Su Net:	103.06
Final Total:	289800	Val/Su SzAd	191.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	51.460	51,876
FFL	First Floor	1,008	138.340	139,450
HST	Half Story	504	138.340	69,725
WDK	Deck	180	11.320	2,038
EFP	Enclos Porch	112	50.500	5,656

Net Sketched Area:	2,812			Total:	268,745
Size Ad	1512	Gross Are	3316	FinArea	1714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X18	F	FR	1980	3.59	T	39	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500